1. Called to Order - 3:00 p.m.

2. Roll Call
   HRC Members Present: Claudia Sawyer (Chair), Joseph Rock, Jill Kleiss (Secretary), Mimi Sheridan (Vice-Chair), Rick Steres, Geoff Welch
   
   HRC Members Absent: Mark Travaille
   
   Member Steres arrived at the meeting at 3:01 p.m. and was not present during roll call.

3. Approval of Agenda
   
   Member Rock moved item 8A from the Consent Agenda to the Regular Agenda.
   
   Chair Sawyer moved item 9A from the Consent Agenda to the Regular Agenda.
   
   On a motion by Member Rock, seconded by Vice-Chair Sheridan, the Committee voted 6-0-1-0 (Members Travaille absent) to approve the agenda as amended. Motion passed.

4. Committee Member and Staff Announcements (City-Related Items Only)
   
   Chair Sawyer stated that she has opted out of the Story Poles and Netting Subcommittee and that she had no updates.
   
   Chair Sawyer provided an update on the HRI Update project and the Advisory Group meeting.

5. General Public Comment
   
   Ms. Lisa Ciani spoke regarding the HRI Update project and potential historic districts. Ms. Ciani also spoke regarding CEQA mitigation measures relevant to the construction of the Monarch Sanctuary pre-fab restroom as well as the protection of the City’s archaeological resources.

6. Reports of Council Liaison
   
   Councilmember Tomlinson provided an update on the August 21st City Council meeting.

7. Items to be Continued or Withdrawn
   
   None.

8. Consent Agenda
a. Approval of July 24, 2019, HRC Minutes  
**Recommended Action:** Approve minutes  
**CEQA Status:** Does not constitute a “Project” as defined by CEQA Guidelines §15378  
**Staff Reference:** Haroon Noori, Management Analyst

b. Initial Historic Screening Request No. IHS 19-0460 for 1048 Benito Ave.  
**Description:** Initial Historic Screening  
**Applicant/Owner:** John Bradley & Christine Clark  
**CEQA status:** Not a project under CEQA  
**Staff reference:** Alyson Hunter, Senior Planner  
**Recommended action:** Determine ineligible for the Historic Resources Inventory

On a motion by Member Rock, seconded by Member Steres, the Committee voted 6-0-1-0 (Members Travaille absent) to approve the Consent Agenda as amended. Motion passed.

9. Continued Items

a. Address: 409 Grand Avenue (APN 006-489-009)  
*This item was continued from the HRC’s Special Meeting on July 8, 2019*

**Application #:** Architectural Permit (AP) / Accessory Dwelling Unit (ADU) / Historic Preservation Permit (HPP) 19-0211  
**Description:** The demolition of a non-historic garage and laundry room, the relocation of the entire house 10’ to the north and placement on new perimeter foundation, and the addition of a new ground-level ADU and sub-grade garage. The house is on the Historic Resources Inventory (HRI). The applicant requests an HPP for a reduction in the required number of covered parking spaces from two (2) to one (1) and a reduction in the required 6’ side yard setback on the north side.  
**Zone District/General Plan Designation:** Residential Multi-Family (R-4) / Professional Office - High Density Residential (29 du/acre) (PO/HDR)  
**Coastal Zone:** No  
**Archaeological Sensitivity:** No  
**Historic Resources Inventory:** Yes  
**Area of Special Biological Significance:** Yes  
**CEQA Status:** The project is categorically exempt from CEQA per §§15331 and 15301(e)(2) of the CEQA Guidelines which allow for the rehabilitation of historic resources and minor residential additions, respectively.  
**Applicant/Owner:** Trent Shearn & Jean Darragh representing the Peterson Family Trust  
**Recommended Action:** Staff recommends that the HRC approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.  
**Staff Reference:** Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org

10. Regular Agenda

a. Previously item 8a on the Consent Agenda  
**Approval of July 24, 2019, HRC Minutes**  
**Recommended Action:** Approve minutes  
**CEQA Status:** Does not constitute a “Project” as defined by CEQA Guidelines §15378  
**Staff Reference:** Haroon Noori, Management Analyst

Members Rock and Kleiss abstained because they were not present at the July 24, 2019 meeting.

On a motion by Vice-Chair Sheridan, seconded by Member Welch, the Committee voted 4-0-1-2 (Members Travaille absent, Members Rock and Kleiss abstain) to approve the July 24, 2019 HRC Minutes. Motion passed.
b. Previously item 10a on Regular Agenda

Initial Historic Screening Request No. IHS 19-0495 for 1229 David Ave., 1223 David Ave., 1228 Lincoln Ave. (Portions of the Del Monte Assisted Residential Care Community)

Description: Initial Historic Screening

Applicant/Owner: Sandeep “Sunny” Saini (Terra Del Monte LLC)

CEQA status: Not a project under CEQA

Staff reference: Alyson Hunter, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory

Alyson Hunter, Senior Planner, provided staff report.

The Chair opened the floor for public comment. Seeing none, the Chair closed the floor for public comment.

The Committee discussed the item.

On a motion by Member Rock, seconded by Member Steres, the Committee voted 6-0-1-0 (Members Travaille absent) to determine the above property to be ineligible as a historic resource because the property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement. Motion passed.

c. Previously item 10b on the Regular Agenda

Address: 923 14th Street (APN 006-683-016)

Application #: Architectural Permit (AP) 19-0449

Description: An Architectural Permit for window and door changes to a home listed on the Historic Resources Inventory. The project also includes the construction of a wooden staircase off an existing porch on the north elevation of the home.

Zone District/General Plan Designation: Residential Single-Family (R-1) / Residential Medium Density (17.4 du/acre)

Coastal Zone: No Archaeological Sensitivity: No Historic Resources Inventory: Yes

Area of Special Biological Significance: Yes

CEQA Status: The project is categorically exempt from CEQA per §§15331 and 15301 of the CEQA Guidelines which allow for the rehabilitation of historic resources and minor residential additions, respectively.

Applicant/Owner: Charles Homisher representing Sierra Vista Tower, LLC

Recommended Action: Staff recommends that the HRC approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.

Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

Alex Othon, Assistant Planner, provided staff report.

The Chair opened the floor for public comment.

Charles Homisher, project applicant, provided an overview of the proposed project.

Lisa Ciani, resident, requested that the HRI database be updated to include approval documentation for this project.
Chair closed the floor for public comment.

The Committee discussed the item.

On a motion by Vice-Chair Sheridan, seconded by Member Rock, the Committee voted 6-0-1-0 (Members Travaille absent) to approve Architectural Permit (AP) 19-0449 for 923 14th St. Motion passed.

d. Previously item 9A under Continued Items

Address: 409 Grand Avenue (APN 006-489-009)

(This item was continued from the HRC's Special Meeting on July 8, 2019)

Application #: Architectural Permit (AP) / Accessory Dwelling Unit (ADU) / Historic Preservation Permit (HPP) 19-0211

Description: The demolition of a non-historic garage and laundry room, the relocation of the entire house 10’ to the north and placement on new perimeter foundation, and the addition of a new ground-level ADU and sub-grade garage. The house is on the Historic Resources Inventory (HRI). The applicant requests an HPP for a reduction in the required number of covered parking spaces from two (2) to one (1) and a reduction in the required 6’ side yard setback on the north side.

Zone District/General Plan Designation: Residential Multi-Family (R-4) / Professional Office - High Density Residential (29 du/acre) (PO/HDR)

Coastal Zone: No Archaeological Sensitivity: No Historic Resources Inventory: Yes

Area of Special Biological Significance: Yes

CEQA Status: The project is categorically exempt from CEQA per §§15331 and 15301(e)(2) of the CEQA Guidelines which allow for the rehabilitation of historic resources and minor residential additions, respectively.

Applicant/Owner: Trent Shearn & Jean Darragh representing the Peterson Family Trust

Recommended Action: Staff recommends that the HRC approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.

Staff Reference: Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org

Members Kleiss recused herself because her place of residence was within 500 feet of project address.

Member Steres recused himself because of past working relationship with the property owner.

Alyson Hunter, Senior Planner, provided staff report.

The Committee asked staff clarifying questions.

The Chair opened the floor for public comment.

Trent Shearn, project designer, provided an overview of the proposed project.

Lisa Ciani, resident, requested that the HRI database be updated to include approval documentation for this project.

HRC members asked project designer further questions for clarification.

Chair closed the floor for public comment.
The Committee discussed the item.

On a motion by Member Rock, seconded by Member Vice-Chair Sheridan, the Committee voted 4-0-1-2 (Members Travaille absent, Members Steres and Kleiss recused) to approve Architectural Permit (AP) / Accessory Dwelling Unit (ADU) / Historic Preservation Permit (HPP) 19-0211 for 409 Grand Ave. Motion passed.

11. Presentations and Trainings
   a. Discussion on the Use of Exceptions and the Historic Preservation Permit, PGMC §23.76.060
      Staff Reference: Alyson Hunter, Senior Planner
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

      Alyson Hunter, Senior Planner, provided staff report on “Use of Exceptions and the Historic Preservation Permit, PGMC §23.76.060”.

      The Committee received the report and discussed the item.

      No action was taken.

12. Adjourned 4:14 p.m.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

Jill Kleiss, Secretary

Date